

STAFF REPORT
March 24, 2011

No. 11PD014 - Initial and Final Residential Development Plan

ITEM 23

GENERAL INFORMATION:

APPLICANT	Doug Sperlich - Sperlich Consulting, Inc.
PROPERTY OWNER	Prairie Meadows of Rapid City, LLC
REQUEST	No. 11PD014 - Initial and Final Residential Development Plan
EXISTING LEGAL DESCRIPTION	Tract A of Prairie Meadows Subdivision located in Section 18, T2N, R8E, Rapid City, Pennington County, South Dakota and a portion of "Government" Lot 4 of Section 18 located in "Government" Lot 4, Section 18, T2N, R8E, B.H.M., Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the northeasterly corner of Tract A of Prairie Meadows Subdivision, and the Point of Beginning; Thence, first course: N56°49'00"W, along the northeasterly boundary of said Tract A of Prairie Meadows Subdivision, a distance of 267.50 feet, to an angle point on the northeasterly boundary of said Tract A of Prairie Meadows Subdivision; Thence, second course: N51°28'00"W, along the northeasterly boundary of said Tract A of Prairie Meadows Subdivision, a distance of 306.50 feet, to a northerly corner of the boundary of said Tract A of Prairie Meadows Subdivision; Thence, third course: S38°31'50"W, along a northwesterly boundary of said Tract A, a distance of 120.00 feet, to a northerly corner on the boundary of said Tract A of Prairie Meadows Subdivision; Thence, fourth course: N32°30'16"E, a distance of 135.75 feet; Thence, fifth course: S51°28'00"E, a distance of 320.05 feet; Thence, sixth course: S56°49'00"E, a distance of 266.80 feet; Thence, seventh course: S33°11'00"W, a distance of 15.00 feet, to the northeasterly corner of said Tract A of Prairie Meadows Subdivision, and the Point of Beginning
PARCEL ACREAGE	Approximately 4.29 acres
LOCATION	At the northeast corner of the intersection of West Nike Road and Country Road
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development

STAFF REPORT
March 24, 2011

No. 11PD014 - Initial and Final Residential Development Plan

ITEM 23

South:	Designation) Medium Density Residential District (Planned Development Designation)
East:	Low Density Residential District (Planned Development Designation)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/25/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Initial and Final Residential Development Plan be approved with the following stipulations:

1. Prior to Planning Commission approval, a revised legal description for the proposed 16 lots as shown on the construction plans shall be submitted for review and approval or the construction plans shall be revised to include all of the proposed 47 residential lots;
2. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing Lot 1A and 1B of Block 3 as one lot;
3. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
4. A Permit to Work in the Right-of-way shall be obtained as needed;
5. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more;
6. Prior to issuance of a building permit, a Preliminary Plat shall be submitted for review and approval;
7. Prior to issuance of a Certificate of Occupancy, a Final Plat shall be reviewed and approved;
8. A minimum 25 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence. In addition, a minimum 25 foot side yard setback along a street right-of-way shall be provided and a minimum eight foot side yard setback for one story structures and a minimum 12 foot side yard setback for two story structures along shared lot lines shall be provided. A minimum 25 foot rear yard setback shall also be provided;
9. All provisions of the Low Density Residential District and the Medium Density Residential District, respectively, shall be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;
10. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development. Changes to the elevations may be authorized by the Growth Management Director when they are consistent with the architectural style of the development as approved herein;
11. Each garage may not exceed 1,500 square feet or 30% of the size of the gross floor area

STAFF REPORT
March 24, 2011

No. 11PD014 - Initial and Final Residential Development Plan

ITEM 23

- of the dwelling unit, whichever is greater; and,
12. The Planned Residential Development shall allow for the construction of single family residence(s). However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for two years.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Commercial Development to allow 47 single family residential lots on the property. In addition, the applicant has submitted a Preliminary Plat (File #11PL014) to create 16 lots. The applicant has submitted a Variance to the Subdivision Regulations (File #11SV004) to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer and to reduce the pavement width from 40 feet to 20 feet along West Nike Road as it abuts the property.

On November 1, 2010, the City Council approved a Preliminary Plat (File #10PL069) to create Tract A of Prairie Meadows Subdivision which included a portion of this property. In addition, the City Council approved a Variance to the Subdivision Regulations (File #10SV019) to waive the requirement to install additional pavement, curb, gutter, sidewalk, street light conduit, sewer and water along West Nike Road as it abuts the property.

The property is located northeast of the intersection of Country Road and West Nike Road. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Residential Development request and has noted the following considerations:

Construction Plans: The Initial and Final Planned Residential has been submitted to allow a single family residence on 47 residential lots. However, the construction plans include only the 16 lots as shown on the associated Preliminary Plat. As such, prior to Planning Commission approval, a revised legal description for the 16 lots as shown on the construction plans must be submitted for review and approval or the construction plans must be revised to include all of the proposed 47 residential lots.

Design Features: The applicant has indicated that the proposed single family residences will be constructed with wood, simulated wood, glass and with brick trim. In addition, the single family residences are proposed to be one story and two story structures with attached garages and a pitched roof with asphalt shingles. The applicant has also indicated the residences will be earth tone in color. Staff is recommending that the residences conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development. Changes to the elevations may be authorized by the Growth Management Director when they are consistent with the architectural style of the development as approved herein.

The applicant's elevations do not identify the size of the attached garages; however, it appears that some of the proposed floor plans may have large garages. The applicant should be aware that all garages must be in compliance with Chapter 17.04.315 of the Rapid City Municipal Code which states that the garage may not exceed 1,500 square feet

STAFF REPORT
March 24, 2011

No. 11PD013 - Initial and Final Residential Development Plan

ITEM 23

or 30% of the size of the gross floor area of the dwelling unit, whichever is greater.

Setbacks: The applicant is requesting an 25 foot front yard setback in front of the proposed garage and a 15 foot front yard setback in front of the residence. The Low Density Residential District requires a minimum 25 foot front yard setback for residential structures. In the past, the Planning Commission has allowed reduced setbacks to the residence when an additional setback is provided in front of the garage to insure a vehicle may be parked in the driveway without overhanging the public right-of-way or across the sidewalk in violation of the Rapid City Municipal Code.

Based on the previous action of the Planning Commission, staff recommends that a minimum 25 foot front yard setback be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence. In addition, a minimum 25 foot side yard setback along a street right-of-way must be provided and a minimum eight foot side yard setback for one story structures and a minimum 12 foot side yard setback for two story structures along shared lot lines must be provided. A minimum 25 foot rear yard setback must also be provided. All provisions of the Low Density Residential District and Medium Density Residential District, respectively, must be met unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment.

Infrastructure Improvements: Prior to issuance of a building permit, a Preliminary Plat must be approved to insure that the utilities, access and drainage issues are being addressed for the proposed development. In addition, a Final Plat must be approved prior to issuance of a Certificate of Occupancy to insure that legal access and utility and drainage easements are in place as needed.

Notification: As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 24, 2011 Planning Commission meeting if this requirement has not been met.